

DENTON CENTRAL APPRAISAL DISTRICT

PROPERTY FIELD REVIEW CARD 2015

2015-0-29063 347251

PROPID	29063	TYPE	REG	ORIGIN	347251	EXEMPTION	0.00%	ENTITIES	0.00%	VALUE METHOD	0.00%	0.00%	0.00%
PROPID	29063	TYPE	REG	ORIGIN	347251	EXEMPTION	0.00%	ENTITIES	0.00%	VALUE METHOD	0.00%	0.00%	0.00%
PROPID	29063	TYPE	REG	ORIGIN	347251	EXEMPTION	0.00%	ENTITIES	0.00%	VALUE METHOD	0.00%	0.00%	0.00%

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Partnership w/  
Singing Oaks  
Church of  
Christ 1305 W. Oak  
#310617

DENTON CENTRAL APPRAISAL DISTRICT										PROPERTY FIELD REVIEW CARD 2016										2016-029063-809508									
<b>PROPERTY ID AND LEGAL DESCRIPTION</b> PROP ID: 29063 TYPE: Real DBA: PONDER ADDN LOT 1A GEO ID: S00241A-000000-0000-0001-0002 REF ID: 356376 REF ID: R29063 STATUS: 1226 W OAK ST TX 76201-3934 PROP USE: MF001 SUB MKT: S05 GSA: 0 NRA: 0 UNITS: 0										<b>OWNER, NAME AND ADDRESS</b> NADERI, BAHMAN & NADERI, BAHMAN 4806 E UNIVERSITY DR DENTON, TX 76208-1206 US EFFECTIVE ACRES: 0.0000 APPR VAL METHOD: Distributed										<b>EXEMPT CODES</b> COS 100% IMPROVEMENT 136,500 136,500 CAD 100% LAND MKT 188,500 188,500 GO1 100% MARKET 325,000 325,000 S05 100% PRGD LOSS 0 0 APPRAISED 325,000 325,000 NET CAP LOSS 0 0 ASSESSED 325,000 325,000									
<b>APPRaisal</b> WESG L LAST APPR VAL: 2011 LAST APPR DATE: 03/20/2015 MAP ID: JUDYF MAPSCO: TF: N Multi Fami COMPROP, SKETCH - MIN										<b>REMARKS / SKETCH COMMAND</b> MA U15,L3,U14,R3,U20,R35,D16,R3,D13,L3,D20,L35 OP R22,D8,L22,U8										<b>REMARKS / SKETCH COMMAND</b> MA U15,L3,U14,R3,U20,R35,D16,R3,D13,L3,D20,L35 OP R22,D8,L22,U8									
<b>BUILDING PERMITS</b> PERMIT NO: TYPE: EST VALUE: APPR: BUILDER: COMMENT:										<b>INCOME APPROACH DATA</b> GPM VAL: RGL: OTHER INC: EGI EXPENSE TAXES: INC METHOD: INC VALUE:										<b>TAX AGENT:</b> GROSS SQFT: PHONE: LINKED ACCTS: NET SQFT: RECONCILED VALUE:									
<b>CASE ID</b> CASE ID: DATE: APPR STATUS: OTHER COMMENTS: STAFF COMMENTS:										<b>PHOTO</b> 29063 02/05/2014										<b>Handwritten Note:</b> Exempt ALL 2015 Same as other U.S. All property used by Singing Oaks 3106 77 (305 W. Oak)									
<b>SALE HISTORY</b> SALE DT: SALE PRICE: TYPE: RATIO: PGM CO: PGM TERM: EX SOFT: EX SOFT: 1ST APPR: 2ND APPR: GRANTOR: CONSID: DEED: DEED INFO: 01/27/2004 0 I Residential Residential NADERI, BAHMAN GN 2015-55289 09/23/1996 550,000 Y V Residential Residential KHALAFI, AKHTA WD 98-86238 05/29/1996 550,000 Y V Residential Residential KHALAFI, AKHTA Conrv 96-0036075										<b>IMPROVEMENT DETAIL ADJUSTMENTS</b> IMPROVEMENT TYPE: ADJUST: ADJ %: DESCR: UNITS: CODE: VALUE: A MA MAIN AREA R 4/ 1,796.0 64.36 1 1965 1975 115,591 47% 0.47 54,328 B OP OPEN PORCH R 4/ 176.0 9.65 1 1 1965 1975 1,898 47% 0.47 798 1. RES STCD: A1 1,972.0 (E1975) Homesite: N 117,289 Living Area: 1,796 55,126																			
<b>LAND VALUATION</b> L# DESCRIPTION: TYPE: EOL: CLS: TABLE: SQ: HS: METH: DIMENSIONS: UNIT PRICE: ADJ: BASE ADJ: VAL SRC: MKT VAL: 1. COMMERCIAL 6 SQ-10.0 B1 N SQ 18850.00 SQ 10.00 1.00 1.00 A 188,500 188,500										<b>LAND ADJUSTMENTS</b> L# ADJ TYPE: ADJ AMT: ADJ %: AG: AG USE: AG TABLE: AG UNIT PRG: AG VALUE: N 0.00 0																			